



TO LET

Ground Floor, Unit 7 Rhino Court, Bramhall Moor Lane, Stockport, SK7 5ER

High quality self-contained ground floor office
3,502 sq ft (325.34 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

Rhino Court comprises 9 stand alone, self-contained office buildings. The subject office is on the ground floor and benefits from:

- Full access raised floors
- Suspended ceilings
- LG7 compliant lighting
- Quality carpeting and decoration throughout
- Male, female and disabled WC facilities
- Gas central heating
- 12 car parking spaces

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Net Internal Area of:

	NIA sqm	NIA sqft
Ground Floor Office	325.34	3,502

Terms

The property is available on a new internal repairing and insuring basis directly from the landlord. Lease to be outside 1954 Landlord and Tenant Act.

Rent

The rent is £12.50 per sq ft per annum plus VAT.

Rent Deposit

A rent deposit may be requested dependent on credit check.

Parking

The property has the benefit of 12 car parking spaces.





Business Rates

Rates payable of £20,000 per annum.

Service Charge

The property is subject to a service charge. Budget circa £6,000 to include gas and water.

Building Insurance

Included in service charge.

Utilities

Gas and water included in service charge. Electricity for whole building is paid by Landlord with the costs recharged to occupiers via sub-meter.

Energy Performance Certificate

The property has an EPC rating of B-49.

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Legal Costs

Each party is responsible for their own legal costs.

VAT

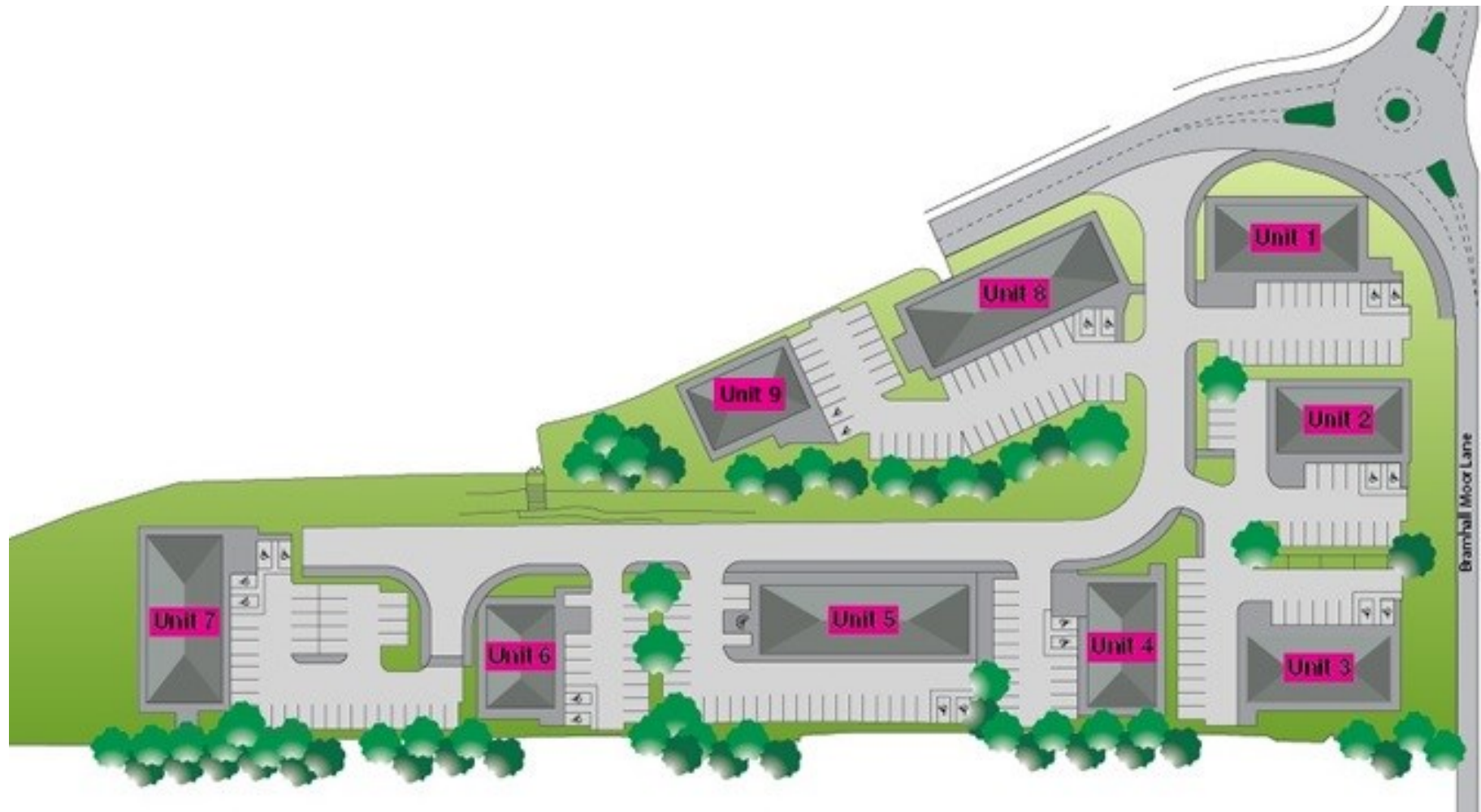
All terms will be subject to VAT at the prevailing rate.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

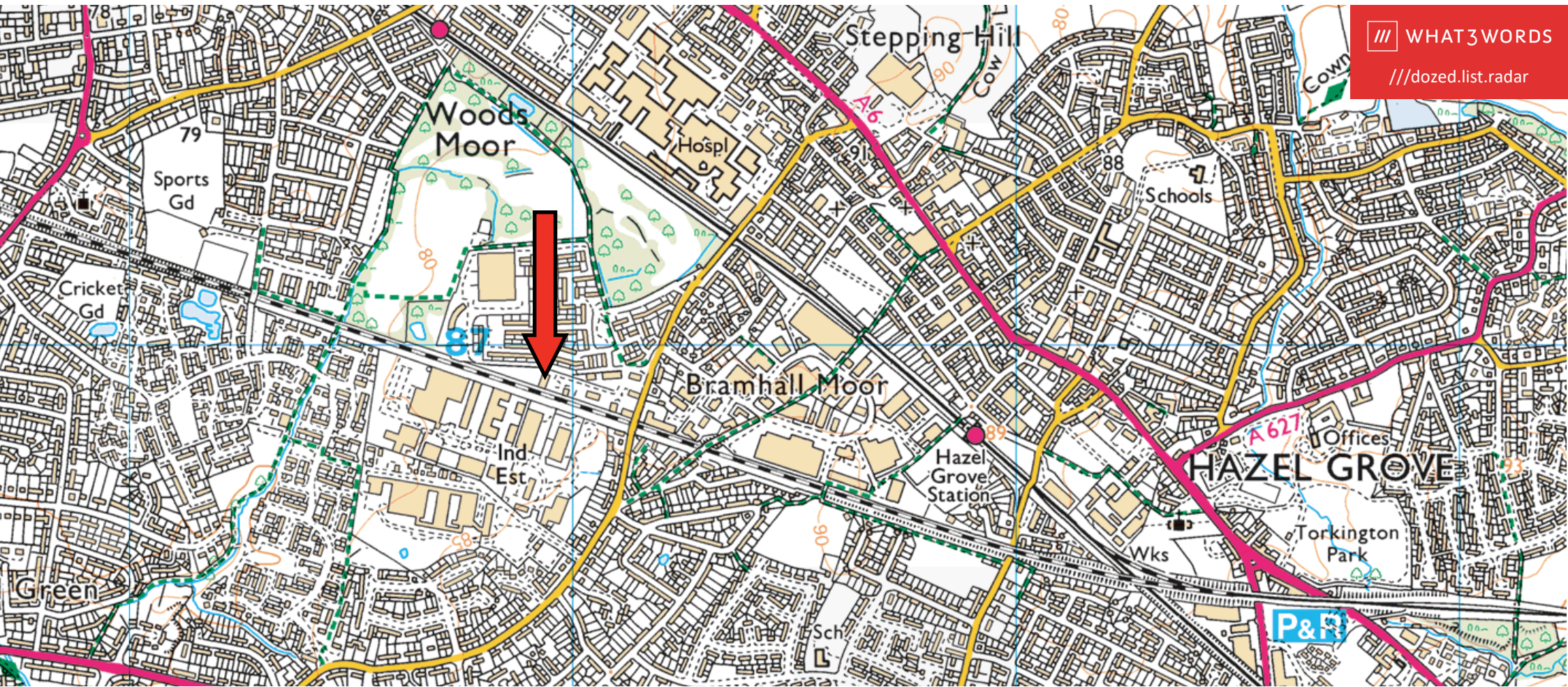
Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.



Location

Rhino Court occupies a prominent position on Bramhall Moor Lane in Hazel Grove – an affluent suburb of Manchester. Hazel Grove is located approximately 2 miles south of Stockport town centre and provides a mix of business, retail and recreational amenities.



Contact:



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MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

DATE PREPARED: JULY 2025



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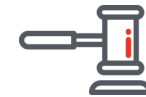
Commercial Agency



Residential Agency



Management



Valuation



Building Surveying



Development



Investment



Landlord & Tenant

Please contact us to find out more.

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